

**ORDINANCE NO. 20080807-067**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12214 JEKEL CIRCLE FROM FAMILY RESIDENCE (SF-3) DISTRICT TO LIMITED INDUSTRIAL SERVICE-CONDITIONAL OVERLAY (LI-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence (SF-3) district to limited industrial service-conditional overlay (LI-CO) combining district on the property described in Zoning Case No C14-2008-0095, on file at the Neighborhood Planning and Zoning Department, as follows.

Lot 40, Joe P Jekel Subdivision, a subdivision in the City of Austin, Williamson County, Texas, according to the map or plat of record in Cabinet A, Slides 270-272, of the Official Public Records of Williamson County, Texas (the "Property"),

locally known as 12214 Jekel Circle, in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "A"

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day
- B Adult oriented business use is a prohibited use of the Property

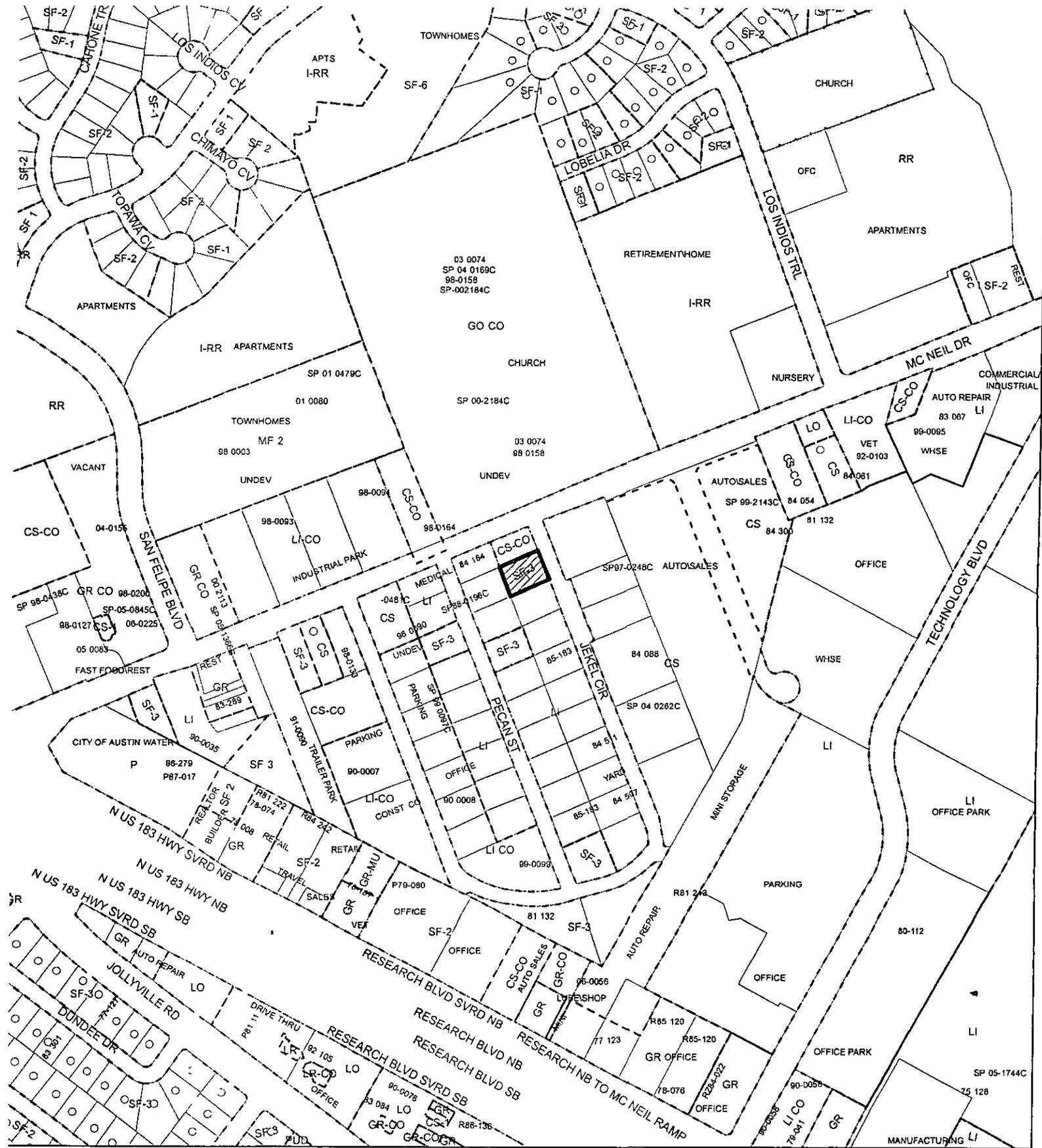
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited industrial service (LI) base district, and other applicable requirements of the City Code

**PART 3.** This ordinance takes effect on August 18, 2008

**PASSED AND APPROVED**

\_\_\_\_\_ August 7 \_\_\_\_\_, 2008      §  
   §  
   §  
   \_\_\_\_\_  
   Will Wynn  
   Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
   David Allan Smith  
   City Attorney  
   Shirley A Gentry  
   City Clerk

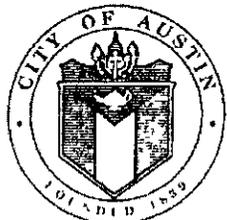


ZONING EXHIBIT A



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE# C14-2008-0095  
 ADDRESS 12214 JEKEL CIRCLE  
 SUBJECT AREA 0.31 ACRES  
 GRID H36  
 MANAGER S SIRWAITIS



OPERATOR S MEEKS

This map has been produced by G I S Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 400'